

**NOTICE OF POSSIBLE QUORUM OF THE TOWN OF BUCKEYE COMMUNITY DEVELOPMENT BOARD:** PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE TOWN DEVELOPMENT BOARD AT THIS MEETING.

**TOWN OF BUCKEYE  
REGULAR COUNCIL MEETING**

**FEBRUARY 21, 2006**

**AGENDA**

**Town Council Chambers  
100 N. Apache Road  
Buckeye, AZ 85326  
7:00 p.m.**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623 386-4691) 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. (TTD 623 386-4421)*

---

*Members of the Town Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.*

---

**1. Call to Order/Pledge of Allegiance/Roll Call.**

*Council Action: None.*

**2. Comments from the Public - Members of the audience may comment on any item of interest.**

*Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda.*

**CONSENT AGENDA ITEMS**

**Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters and will be enacted by one motion and vote of the Town Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.**

**\*3. Council to consider and if advisable, approve the minutes of the February 7, 2006, Council Workshop and Regular Council Meeting as presented.**

**\*4. Council to consider and if advisable, approve the invoices due by the Town for payment. Copies of invoices are available at Town Hall.**

**5. New Business**

**\*5A. Council to consider and if advisable, adopt Ordinance 15-06 amending the zoning map of the Town on approximately 218.27 acres generally located at the southwest corner of Southern Avenue and Apache Road from the Rural Residential (RR) zoning district to the Planned Residential (PR) zoning district. Request by Sun West Communities on behalf of Paul Hayden. HAYDEN VALENCIA RZ05-21**

**\*5B. Council to consider and if advisable, adopt Ordinance 16-06 amending the zoning map of the Town on approximately 19.73 acres generally located at the southwest corner of Southern Avenue and Apache Road from the Rural Residential (RR) zoning district to the Commercial Center (CC) zoning district. Request by Sun West Communities on behalf of Paul Hayden. HAYDEN VALENCIA RZ05-22**

**\*5C. Council to consider and if advisable, adopt Ordinance 17-06 increasing the corporate limits of the Town of Buckeye by annexing certain territory contiguous to the existing Town limits, located at the northeast corner of Watson Road and Broadway Road. Request by George Musser of Musser Engineering on behalf of Joe Kalish. NEC WATSON AND BROADWAY A05-28**

**\*5D. Council to consider and if advisable, approve the Special Events Liquor License sponsored by the Buckeye Rotary in connection with the PRCA Rodeo to be held at the Rodeo Grounds from March 17 – 19<sup>th</sup>.**

**\*5E. Council to consider and if advisable, approve the award of the engineering service contract to Project Engineering Consultants, Ltd. for the design and construction management services for the CDBG DG0502 Buckeye Waterline Improvement in an amount not to exceed \$95,945 to be funded from line item 190-50-632.**

**\*5F. Council to consider and if advisable approve Resolution 09-06 approving the modification of assessments of Assessment Number 15-2, 16 and 17 for the Miller Road Improvement District.**

**\*5G. Council to consider and if advisable approve granting an easement in favor of Arizona Public Service, a subsidiary of Pinnacle West Corporation, above, on, and below the surfaces of the Town property located at 100 N. Apache Road.**

**\*5H. Council to consider and if advisable, approve the request by Altered Tails to hold additional Free Spay/Neuter Clinics on February 28<sup>th</sup> and March 11<sup>th</sup> at Earl Edgar Field.**

**\*5I. Council to consider and if advisable, adopt Resolution 12-06 abandoning the Right-of-Way for Dean Road within the Sundance Master Planned Community generally located between Yuma Road and Durango Street.**

**\*5J. Council to consider and if advisable, approve the changes made to the CDBG grant for Program Year XXVIII application for Buckeye Waterline Improvement Phase 2 to include the distribution for the area South of Monroe Avenue rather than east on Monroe Avenue.**

*Council Action: Motion to approve items on consent agenda \*3, \*4, \*5A, \*5B, \*5C, \*5D, \*5E, \*5F, \*5G, \*5H, \*5I And \*5J.*

## **6. PUBLIC HEARING**

**6A. A Public Hearing will be conducted to hear citizen input on the request by Stephen Earl on behalf of Stardust Development Inc. on the proposed annexation of approximately 174 acres from Maricopa County into the Town, and within the Tartesso Master Planned Community, generally located southeast of Van Buren Street and Sun Valley Parkway. A05-39**

*Council Action: None.*

**6B. A Public Hearing will be conducted to hear citizen input on the request by Stephen Earl on behalf of Stardust Development Inc. on the proposed area plan for approximately 362 acres, generally located southeast of Van Buren Street and Sun Valley Parkway; and southeast of Van Buren Street and Turner Road in the Tartesso Master Planned Community. AP05-08**

*Council Action: None.*

**6C. A Public Hearing will be conducted to hear citizen input on the proposed amendment to the Sun Valley South Community Master Plan located between Johnson Road on the west and Oglesby Road on the east and from Northern Avenue on the north to approximately Bethany Homes Road on the south. The CMP amendment includes approximately 8,200 acres. CMP (A)05-04**

*Council Action: None.*

**6D. A Public Hearing will be conducted to hear citizen input on the proposed amendment to the Tesota Hills Community Master Plan which is located between McDowell Road and Thomas Road and one half mile on each side of Dean Road. The Tesota Hills CMP includes approximately 444 acres. CMP (A)05-05**

*Council Action: None.*

## **7. OLD BUSINESS - Tabled from October 4, 2005**

**7A. Council to consider and if advisable, adopt Ordinance 18-06 amending the zoning map of the Town on approximately 305 acres generally located east of Miller Road, between McDowell Road and Yuma Road from Rural Residential (RR) to the Planned Residential (PR) zoning district. Request by Paul Gilbert of Bues, Gilbert, PLLC on behalf of John Garretson. GARRESTON RZ04-243**

*Council Action: Discussion and possible motion.*

## **NON CONSENT AGENDA ITEMS**

### **8. NEW BUSINESS**

**8A. Council to consider and if advisable, adopt Resolution 10-06 approving an Area Plan known as Tartesso Town Center on approximately 362 acres generally located southeast of Van Buren Street and the Sun Valley Parkway; and southeast of Van Buren Street and Turner Road. Request by Stephen Earl of Earl Curley and Legard on behalf of Stardust Development Inc. STARDUST DEVELOPMENT AP05-08**

*Council Action: Discussion and possible motion.*

**8B. Council to consider and if advisable approve the Professional Services Contract with SanJay Jeer and PDS Technical Services in an amount not to exceed \$50,800 for the annexation of State Land within the Town's Planning Area as an emergency procurement as defined under Section 3-4-22 of Article 3-4, the Town's Procurement Code.**

*Council Action: Discussion and possible motion.*

**8C. Council to consider and if advisable, approve the request by the Community Development Director to create a Management Assistant Position (Grade 60).**

*Council Action: Discussion and possible motion.*

**8D. Council to discuss, amend if desired, and act on a Resolution 11-06 authorizing the execution and delivery of a loan repayment agreement with the Greater Arizona Development Authority, a tax compliance certificate, and a continuing disclosure undertaking; approving portions of an official statement; approving a loan from the Greater Phoenix Development Authority in the amount not to exceed \$15,000,000, and declaring an emergency.**

*Council Action: Discussion and possible motion.*

**8E. Council to consider and if advisable, approve the request from Buckeye Main Street Coalition for up to \$15,000 in fast track grants to assist with improvements to Millstone Café, Gary Bruehl's State Farm Office, and Happy Daze Restaurant to be funded from Downtown Revitalization Funds, line item 180-50-597.**

*Council Action: Discussion and possible motion.*

**8F. Council to consider and if advisable, adopt Ordinance 19-06 approving a Community Master Plan Amendment for the development known as Sun Valley South, a Master Planned Community on approximately 8,200 acres of land generally located north between Bethany Home Road and Northern Avenue from north to south and Oglesby Road and Johnson Avenue from east to west. SUN VALLEY SOUTH CMP(A)05-04**

*Council Action: Discussion and possible motion.*

**8G. Council to consider and if advisable, adopt Ordinance 20-06 approving a Community Master Plan Amendment for the development known as Tesota Hills, a Master Planned Community by Pulte Home Corporation on approximately 444 acres of land approximately located north of the McDowell Road alignment and one half mile west of Verrado Way. TESOTA HILLS CMP(A)05-05**

*Council Action: Discussion and possible motion.*

**9. Town Manager's Report - The Town Manager may provide a brief summary of current events; however, there can be discussion on the following matters:**

- (1) *Manager's update on Council related matters*
- (2) *Update on Legislative issues.*

**10. Comments from the Mayor and Council-** *Mayor and Council may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.*

### **11. Adjournment.**

*Council Action: Motion to adjourn.*